TETRA TECH RIZZO

February 11, 2010

Mr. Nyles N. Barnert, Chair
Zoning Board of Appeals
1625 Massachusetts Avenue
Lexington, MA 02420

Re: Lexington Technology Park
Lexington, MA

Dear Mr. Barnert:

We understand that Patriot Partners Lexington, LLC, owners of the Lexington Technology Park, propose to begin construction of Building 200 at the Park. Building 200 will consist of approximately 171,199 square feet (SF) of gross building floor area. The use of this space will be split between office and laboratory uses with approximately 78,752 SF used as office space and 92,447 SF being used as laboratory space. Construction and occupancy of the new space will generate new vehicular traffic to the site.

We completed a traffic impact and access study for the Lexington Technology Park in 2003 and also submitted our study findings in the August 2007 Environmental Notification Form (ENF) submittal to Massachusetts Environmental Protection Act (MEPA). The development program presented in the 2003 study was approved by the town through a rezoning process. The study considered the potential traffic impacts of 631,000 SF of gross floor area of building space at the project site including the currently proposed Building 200. The assumed land use program included up to 581,000 SF of office space, and 50,000 SF laboratory (research and development) space. As noted in traffic section of the 2007 ENF (attached) at full occupancy the above program would generate up to 852 AM and 805 PM peak hour vehicle trips. Presently, approximately 344,483 SF of gross floor area is built and occupied.

Based on Institute of Transportation Engineers (ITE) trip rates the Park will generate 710 AM peak hour and 660 PM peak hour vehicle trips upon completion and full occupancy of Building 200 and all other existing buildings including 400 Patriot Way. Of these trips, approximately 280 AM and 290 PM peak hour trips will be associated with Building 200. Since the total site traffic generation upon completion of Building 200 will be less than previously approved trip generation, no new traffic investigation is warranted. Additionally, a new study conducted in 2009 in support of a further expansion of the Park, confirms the findings of the 2003 study. In fact, traffic counts conducted at the site for the 2009 study

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indicate that the current tenants in the Park are generating vehicular traffic at rates that are much lower than the ITE rates used in this analysis and in the 2003 study.

Please do not hesitate to contact us if you have any questions regarding this analysis.

Very truly yours,

Richard S. Bryant, P.E.
Vice President

cc: Joe Zink, Atlantic Management Corporation
Robert Buckley, Reimer & Braunstein

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SECTION THREE TRAFFIC IMPACT STUDY SUMMARY

Traffic Summary

The project site was subject to rezoning process before the Town of Lexington in 2003 and 2004. The rezoning was requested to allow biotechnology uses at the site. In support of the rezoning process a detailed traffic impact study (*Traffic Study, Lexington Technology Park*, Rizzo Associates Inc., June, 2003) was prepared to identify likely impacts and establish reasonable mitigation for a redevelopment of the site. For the study a range of potential land use conditions were assumed since actual programming could not be definitively established at the time. The traffic mitigation program agreed to by the Town and the applicant was predicated on the "worst case" traffic conditions represented by the range of possible land uses.

The land use program for the site is now better defined as described elsewhere in this ENF. As shown in Table 1, the trip generation for the current land use program is within the range of possible trip generation presented in the 2003 traffic study. The proposed project will generate approximately 5830 daily vehicle trips. (A detailed trip generation analysis is provided in Attachment A.) This compares to an estimate of up to 5837 daily vehicle trips in the 2003 traffic study and 3801 daily trips for the prior use of the site as the Raytheon corporate headquarters. Accordingly, the 2003 traffic study and proposed traffic mitigation agreed upon through the rezoning process are valid for the current project.

Table 1 Trip Generation Comparison

Time Period	Prior Use[1]	2003 Traffic Study[2]	Existing Proposal[3]
Weekday AM Peak	542	761 - 852	820
Weekday PM Peak	503	703 - 805	750
Weekday Daily	3,801	5,051 - 5,837	5,830

Sources: Daily and peak hour trips are based on Institute of Transportation Engineers' (ITE) *Trip Generation*, Seventh Edition, 1997 LUC = Land Use Code (per *Trip Generation* manual)
[1]Raytheon Corporate Headquarters with 361,000 SF (258,000 SF for Office, (LUC 710), and 103,000 SF for R&D (LUC 760)).
[2]Source: *Traffic Study for Lexington Technology Park*, Rizzo Associates Inc, June, 2003. Gross Floor area of 631,000 SF. The range reflects potential mixes of land use. Higher values reflect 581,000 SF Office, (ITE LUC 710), and 50,000 SF R&D (ITE LUC 760)).
[3]Approximate Gross Floor area of 672,000 SF (234,000 SF Office (LUC 710), 277,000 R&D (LUC 760), 71,000 SF Manufacturing (LUC 140) and 90,000 Warehouse (LUC 150).